

TRANSFER  
TAX  
PAID

Doc # 2004007021  
Book 7862 Page 57

43-260

**WARRANTY DEED**  
(Joint Tenancy - Statutory Short Form)

**Leonard Duprey**, whose mailing address is 9 Squire Street, Waterville, ME 04901 for consideration paid, grant to **Robert Jordan** and **Melissa L. Jordan**, whose mailing address is 13 Maple Street, Waterville, ME 04901 as **Joint Tenants with Warranty Covenants**, two certain lots or parcels of land with the buildings thereon, if any, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

**PARCEL ONE**

Situated on Marston Court, so-called, about one hundred eighty-two (182) feet from Western Avenue, beginning at an iron rod in the ground in the easterly line of Marston Court; thence a line running easterly on the northerly line of Frank Tupper's homestead lot, said line being six and one-half (6 ½) feet from foundation of said Tupper's homestead and running about one hundred fifty (150) feet to an iron rod to land now or formerly of one Morin; thence northerly about twelve (12) feet to an iron rod to land now or formerly of one Walter Staples; thence westerly on the southerly line now or formerly of said Staples about seventy-nine (79) feet to an iron rod; thence northwesterly about fifty-two feet to an iron rod in center of big sewer; thence westerly about sixty (60) feet on southerly line of land now or formerly of Burleigh heirs to easterly line of Marston Court about fifty-eight (58) feet to the point of beginning.

Together with a right-of-way in common with others over Marston Court and its extension from the above granted premises to Western Avenue.

**PARCEL TWO**

Beginning at a point at the northeast corner of land now or formerly owned by Daylean Slusasz, said Slusasz's deed is recorded in the Kennebec County Registry of Deeds Book 3105, page 314, said point being located south forty-nine degrees ten minutes east (S 49° 10' E) and sixty and zero tenths (60.0) feet from a 5/8" steel pin set in the easterly line of Marston Court; thence south forty-nine degrees ten minutes east (49° 10' E) along the northerly line of land now or formerly owned by Harold R. and Janet E. Laws, said Laws deed is recorded in the Kennebec County Registry of Deeds, Book 3771, page 169, for forty-three and five tenths (43.5) feet to a 5/8" steel pin set; thence south forty-two degrees thirty-four minutes west (S 42° 34' W) for sixty-two and three tenths (62.3) feet to a point in the southerly line of said Laws; thence north forty-seven degrees twenty-six minutes west (N 47° 26' W) along the southerly line of Laws for thirty-seven and seven tenths (37.7) feet to a one inch iron pipe found in the easterly line of said Slusasz; thence north thirty-six degrees one minute east (N 36° 01' E) along the easterly line of Slusasz for fifty and nine tenths (50.9) feet, more or less, to the point of beginning.

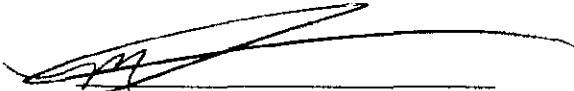
Containing two thousand eighty-one and eight tenths (2,081.8) square feet.

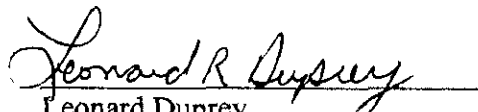
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BEING the same premises conveyed to Daylean Breingan and Douglas Breingan to Leonard Duprey by deed dated August 13, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6589, Page 103.

Witness my hand and seal this 15 day of March, 2004

  
Witness

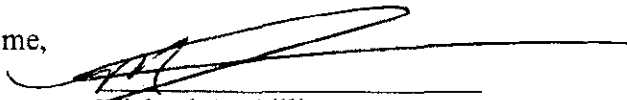
  
Leonard Duprey

State of Maine  
Kennebec, ss.

March 15, 2004

Personally appeared the above named Leonard Duprey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Michael F. Phillips, Jr.  
Notary Public  
My Com. Exp. 05/31/09

Received Kennebec SS.  
03/16/2004 9:27AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS